

**AGENDA
ZONING REVIEW BOARD
SEPTEMBER 2, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-09** An Ordinance By Zoning Committee to rezone from I-2 (Heavy Industrial) and I-2-C (Heavy Industrial Conditional) to PD-MU (Planned Development Mixed Use) for property located at **285 Mayson Avenue NE and 0 1st Street NE (15 210 03 159)** fronting 380 feet on the west side of Mayson Avenue beginning at on iron pin set at the northerly right of way of LaFrance Street (f.k.a Amanda Street) and the easterly right of way of Mayson Avenue Depth: varies Area: 13.3 Acres, Land Lot 210, 15th District, DeKalb County, Georgia
OWNER: SFC GLOBAL SUPPLY CHAIN, INC.
APPLICANT: TOLL SOUTHEAST LP CO INC.
NPU O COUNCIL DISTRICT 5
2. **Z-21-58** A substitute Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **1056 Murphy Avenue SW, 1066 Murphy Avenue SW, 1088 Murphy Avenue SW, and 1100 Murphy Avenue SW, 1127 Sylvan Road SW and 1135 Sylvan Road SW** fronting 775.1 feet on the southeast side of Murphy Avenue beginning at a point formed by the intersection of the southeasterly right of way line of Murphy Avenue with the westerly right of way line of Sylvan Road Depth: varies Area: 6.04 Acres, Land Lot 119, 14th District, Fulton County, Georgia
OWNER: CUT RATE SYLVAN ROAD LLC
AND BOH CAPITAL LLC
APPLICANT: KRONBERG URBANISTS + ARCHITECTS
NPU S COUNCIL DISTRICT 12
3. **Z-21-59** An Ordinance By Zoning Committee to rezone from R-4 (Single Family Residential) and R-4B-C (Single Family Residential Conditional) to PD-H (Planned Development Housing) for property located at **1066 Eighth St NW, 1070 Eighth St NW, 1076 Eighth St NW, 1080 Eighth St NW, 1086 Eighth St NW, 1092 Eighth St NW, 1096 Eighth St NW, 1100 Eighth St NW, 1106 Eighth St NW, 1110 Eighth St NW, 1138 Eighth St NW, 1156 Eighth St NW, 1172 Eighth St NW, 1178 Eighth St NW, 1184 Eighth St NW, 1188 Eighth St NW, 1192 Eighth St NW, 1198 Eighth St NW, 1202 Eighth St NW, 1067 Eighth St NW, 1071 Eighth St NW, 1077 Eighth St NW, 1081 Eighth St NW, 1087 Eighth St NW, 1093 Eighth St NW, and 1097 Eighth St NW, 1060 Fifth St NW, 1066 Fifth St NW, 1070 Fifth St NW, 1076 Fifth St NW, 1080 Fifth St NW, 1086 Fifth St NW, 1106 Fifth St NW, 1110 Fifth St NW, 1120 Fifth St NW, 1126 Fifth St NW, 1081 Fifth St NW, 1097 Fifth St NW, 1111 Fifth St NW, 1117 Fifth St NW, and 1127 Fifth St NW, 1060 First St NW, 1064 First St NW, 1084 First St NW, 1120 First St NW, and 1158 First St NW, 1096 Fourth St NW, 1100 Fourth St NW, 1110 Fourth St NW, 1059 Fourth St NW, 1073 Fourth St NW, 1083 Fourth St NW, 1127 Fourth St NW, And 2491 Fourth St NW, 1046 Hightower Rd NW, 1050 Hightower Rd NW, 1054 Hightower**

Rd NW, 1076 Hightower Rd NW, 1080 Hightower Rd NW, 1086 Hightower Rd NW, 1096 Hightower Rd NW, 1100 Hightower Rd NW, 1104 Hightower Rd NW, 1108 Hightower Rd NW, 1116 Hightower Rd NW, 1124 Hightower Rd NW, 1019 Hightower Rd NW, And 1095 Hightower Rd NW, 1086 Northwest Dr NW, 1096 Northwest Dr NW, 1100 Northwest Dr NW, And 1108 Northwest Dr NW, 1073 Saint Joseph Ave NW, 1077 Saint Joseph Ave NW, and 2504 Saint Joseph Ave NW, 1060 Second St NW, 1066 Second St NW, 1070 Second St NW, 1076 Second St NW, 1080 Second St NW, 1086 Second St NW, 1120 Second St NW, 1138 Second St NW, 1142 Second St NW, 1152 Second St NW, 1158 Second St NW, 1162 Second St NW, 1081 Second St NW, 1147 Second St NW, And 1157 Second St NW, 1062 Sixth St NW, 1063 Sixth St NW, And 1067 Sixth St NW, 1060 Third St NW, 1066 Third St NW, 1070 Third St NW, 1076 Third St NW, 1108 Third St NW, 1126 Third St NW, 1120 Third St NW, 1142 Third St NW, 1148 Third St NW, 1069 Third St NW, 1081 Third St NW, 1087 Third St NW, 1097 Third St NW, 1101 Third St NW, 1107 Third St NW, 1117 Third St NW, 1123 Third St NW, 1127 Third St NW, 1137 Third St NW, 1141 Third St NW, and 1147 Third St NW, 174 Ridge Ave NW # rear, 1154 Saint James Place NW, And 1158 Saint James Place NW, 2393 North Circle Dr NW and 2379 North Circle Dr NW, 2570 Watkins St NW, 2580 Watkins St NW and 2586 Watkins St NW, 2643 Morris St NW and 2689 Morris St NW, 2658 Saint Peters Ave NW and 2682 Saint Peters Ave NW, 1072 Wedgewood Dr NW, 1080 Wedgewood Dr NW, 1092 Wedgewood Dr NW, 1096 Wedgewood Dr NW, 1106 Wedgewood Dr NW, 1126 Wedgewood Dr NW, 1077 Wedgewood Dr NW, 1081 Wedgewood Dr NW, 1087 Wedgewood Dr NW, 1093 Wedgewood Dr NW and 1101 Wedgewood Dr NW, 2664 Brown St NW, 2680 Brown St NW, 2694 Brown St NW, 2675 Brown St NW, 2685 Brown St NW and 2689 Brown St NW, 2575 Elliot St NW, 2587 Elliot St NW and 2586 James Dr NW fronting 500 feet on the west side of Eighth Street beginning 74.6 feet from the intersection of St. James Avenue and Eighth Street Depth: varies Area: 37.6 Acres, Land Lot 249, 17th District, Fulton County, Georgia

**OWNER: LWH CAREY PARK, LLC
APPLICANT: KRONBERG URBANISTS + ARCHITECTS
NPU G COUNCIL DISTRICT 9**

4. **Z-21-68** An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) and SPI-18 SA 6 (Mechanicsville Neighborhood Special Public Interest District Subarea 6) to SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **539 Pryor Street SW** fronting 130.23 feet on the west side of Pryor Street beginning at a point on the west side of Pryor Street 135.7 feet from the northwest corner of South Pryor and Crumley Street Depth: 622 feet Area: .49 Acres, Land Lot 76, 14th District, Fulton County, Georgia

**OWNER: LYNCH LAND HOLDINGS, LLC
APPLICANT: LYNCH LAND HOLDINGS, LLC
NPU V COUNCIL DISTRICT 4**

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5. **Z-21-69** An Ordinance by Zoning Committee to rezone from SPI-18 SA 4 (Mechanicsville Neighborhood Special Public Interest District Subarea 4) to SPI-18 SA 1 (Mechanicsville Neighborhood Special Public Interest District Subarea 1) for property located at **509 Pryor Street SW** fronting 51.89 feet on the west side of Pryor Street beginning at a pk nail at the intersection of Pryor Street and Richardson Street Depth: 135 feet Area: 0.160 Acres, Land Lot 76, 14th District, Fulton County, Georgia
OWNER: LYNCH LAND HOLDINGS, LLC
APPLICANT: LYNCH LAND HOLDINGS, LLC
NPU V COUNCIL DISTRICT 4
6. **Z-21-70** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2151 Pryor Road SW** fronting 55 feet on the south side of Pryor Road beginning at a point on the west side of South Pryor Road (formerly known as Lafayette Avenue), being northeast corner of Lot 15-B; running thence west one hundred seventy nine (179) feet; thence south one hundred fifteen and seven tenths (115.7) feet; thence east one hundred seventy six and four tenths (176.4) feet to the west side of South Pryor Road, thence north one hundred ten (110) feet along the west side of South Pryor Road, to the point of beginning Depth: 178.09 feet Area: 0.228 Acres, Land Lot 91, 14th District, Fulton County, Georgia
OWNER: ANITRA L WILLINGHAM
APPLICANT: MICHELE KEATON
NPU Z COUNCIL DISTRICT 12
7. **Z-21-71** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to R-4A (Single Family Residential) for property located at **2239 Pryor Road SW** fronting 130.81 feet on the south side of Pryor Road starting at the intersection of the westerly right of way Pryor Road with the southerly right of way Lakewood Avenue Depth: 89.35 feet Area: 0.542 Acres, Land Lot 91, 14th District, Fulton County, Georgia
OWNER: EVERGREEN RESIDENTIAL
APPLICANT: MICHELE KEATON
NPU Z COUNCIL DISTRICT 12
8. **Z-21-83** An Ordinance by Councilmember Natalyn Mosby Archibong to rezone certain properties in the **Edgewood Neighborhood** from R-5 (Two Family Residential) to R-5-C (Two Family Residential Conditional) to encourage compatibility of new construction with existing residential properties; and for other purposes
NPU O COUNCIL DISTRICT 5

DEFERRED CASES

9. **Z-21-45** An Ordinance by Zoning Committee to rezone from I-2 (Heavy Industrial) to R-5 (Two Family Residential) for property located at **1445 Carroll Drive NW** fronting 50 feet on the north side of Carroll Drive being all that tract or parcel of land lying and being in Land Lot 192 of the 17th District, Fulton County, Georgia, being Lot 14, Block 3, Hill's Park Subdivision, as per plat recorded in Plat Book 2, Page 189, Fulton County, Georgia Records Depth: approximately 175 feet Area: approximately 0.2 Acres, Land Lot 192, 17th District, Fulton County, Georgia

OWNER:	CARROLL STREET DEVELOPMENT, LLC
APPLICANT:	CARROLL STREET DEVELOPMENT, LLC
	C/O JULIE SELLERS GROUP
NPU D	COUNCIL DISTRICT 9

10. **U-21-09** An Ordinance by Zoning Committee for a special use permit for outdoor displays or sales areas pursuant to 16-34.007(1)(k) for property located **1850 Howell Mill Road NW** fronting approximately 148.69 feet on the west side of Howell Mill Road beginning at an iron pin on the westerly side of Howell Mill Road 175 feet south of the southwest intersection of Howell Mill Road and Beck Street Depth: varies Area: .649 Acres, Land Lot: 153, 17th District, Fulton County, Georgia

OWNER:	PETER E. BLUM
APPLICANT:	TAN BOWERS
NPU C	COUNCIL DISTRICT

END OF AGENDA